

Action Item _____
Information Only X

BUSINESS ITEM 1

Utility Connection to “Helping Rock Homeless Shelter”

Issue:

Connecting Water service to Helping Rock

Background:

Helping Rock is a not for profit agency that serves much of the homeless population in East Pasco County. They are located on 20 acres on Forbes Road, north of CR 54 and outside the city limits. They have a well that needs to be replaced, per the Florida Department of Environmental Protection. Because the city has installed an 8” water line in front of the Helping Rock property, they are able to connect to our service, rather than replace their well. The Forbes Road line is part of the system to connect Pretty Pond Road and Otis Allen Road to city water service.

Helping Rock is a resource for the Zephyrhills Police Department in dealing with homeless issues and we have partnered with them to improve conditions in the Zephyrhills area.

As a result, we are proposing to connect an 8” water line along the southern tier of the Helping Rock property and provide city water service to the site to replace their current well. We will add two 2” meters and a ¾ inch meters (for cost of about \$3,950) and fire hydrant to the property as well. The larger water line and meter is to handle the fire hydrant and potential extension of water service.

We propose to cover the costs of the installation of the water line, meters and hydrant in return for the easement and the future opportunity to connect to properties to the south and east of Helping Rock. I also recommend we place a lien on Helping Rock’s property to cover the cost of impact fees for the connection. I recommend the lien will be for a 10-year period and with a percentage forgiven annually as long as the property remains a homeless shelter.

The property currently operates with 10 cabins and four RVs for homeless shelters, a church/multi-purpose building and bathroom/shower facility. Individual connection fees are \$810.25 per each unit. Connection fees are \$11,217.50 for Phase I and an estimated \$8,012.50 for Phase II (another 10 units are proposed).

Attachments:

- I. Cost estimate of the water line – worksheet provided by John Bostic (cost \$28,560.02);
- II. Draft easement for utilities document

Staff Recommendation:

Staff recommendations approval of this proposal with financial safeguards added to protect the city's investment.

ATTACHMENT 1

Employees	Rate	Hours Total	Total
5 x 16 hrs/ea	\$ 80.00	80	\$ 6,400.00

Equipment	Rate	Hours total	Total
1 Mini Excavator	\$ 100.00	4	\$ 400.00
1 Tractor Backhoe	\$ 100.00	12	\$ 1,200.00

Vehicles	Rate	Hours Total	Total
2 Service Trucks	\$ 20.00	32	\$ 640.00

Materials	Cost	Quantity	Total +Admin
8" C900 Pipe (Blue)	\$ 10.13	1200	\$ 13,371.60
8" PVC Bell Restraint	\$ 77.37	6	\$ 510.64
8" MJ Tee	\$ 147.28	1	\$ 162.01
8" Mega Lug	\$ 46.79	8	\$ 411.75
8" MJ B&G Kit	\$ 14.28	8	\$ 125.66
8" MJ Valve	\$ 1,070.40	1	\$ 1,177.44
8"X2" MJ Cap	\$ 61.04	1	\$ 67.14
2" GLV Plug	\$ 6.45	1	\$ 7.10
8"X6" MJ Swivel Tee	\$ 141.68	1	\$ 155.85
6" MJ Valve	\$ 672.60	1	\$ 739.86
6" Mega Lug	\$ 31.65	1	\$ 34.82
6" MJ B&G Kit	\$ 13.16	2	\$ 28.95
6" MJ FH Am. Darl.	\$ 1,697.10	1	\$ 1,866.81
8"X2" TAPSAD CI	\$ 42.12	2	\$ 92.66
2"X2" BRNP	\$ 8.13	2	\$ 17.89
2" Big Nut Valve	\$ 354.50	2	\$ 779.90
8"X1" TAPSAD CI	\$ 33.75	1	\$ 37.13
1"X1" BRNP	\$ 2.72	1	\$ 2.99
1" BRGV	\$ 12.35	1	\$ 13.59
Traffic Rated Valve Box	\$ 66.92	1	\$ 73.61
CI Valve Box Lid	\$ 91.85	1	\$ 101.04
Street Sleeve	\$ 32.18	4	\$ 141.59

Install Total **\$ 28,560.02**

Price Quotation # B375162

FEI-TAMPA, FL WATERWORKS #044

8008 E. SLIGH AVE.
TAMPA, FL 33610-0000

Phone : 813-627-1240
Fax : 813-627-1299

Bid No.....: B375162
Bid Date...: 07/25/17
Quoted By: JDC
Customer.: CITY OF ZEPHYRHILLS
5335 8TH STREET
ZEPHYRHILLS, FL 33540

Cust Phone: 813-780-0000
Terms.....: NET 10TH PROX
Ship To.....: CITY OF ZEPHYRHILLS
5335 8TH STREET
ZEPHYRHILLS, FL 33540

Cust PO#..: 7/25 RFQ

Job Name.: HILLSBOROUGH

Item	Description	Quantity	Net Price	UM	Total
AG3001	LF 1 BRZ 125# THRD NRS GATE VLV	2	12.350	EA	24.70
GBRNGCL	LF 1XCLOSE BRS NIP GBL	2	2.720	EA	5.44
A0306335	2 THRD RW GATE VLV	4	354.500	EA	1418.00
IGCPK	2 GALV MI CORED PLUG	2	6.450	EA	12.90
GBRKNCL	LF 2XCLOSE BRS NIP GBL	4	8.130	EA	32.52
DR18BPU	6 C900 DR18 PVC GJ BLUE PIPE	1200	5.870	FT	7044.00
SSLCE6	6 PVC WDG REST GLND *ONELOK	6	31.650	EA	189.90
SMJBGAS06	6 MJ BLT & GSKT PK	8	13.160	EA	105.28
AFCB84BLAOLNPN	5-1/4 VO B84B HYD 3'6 OL L/A PIN	2	1697.100	EA	3394.20
	3'6" BURY HYDRANT				
MJSTLAU	6 MJ C153 SWVL TEE L/A	1	113.120	EA	113.12
AFC2506MMLAOL	6 DI MJ RW OL GATE VLV L/A	2	672.600	EA	1345.20
SPWPC6	6 SIGMA BELL REST F/ C900 *PVLOK	6	50.200	EA	301.20
FFC202690IP4	6X1 IP DBL SS EPOX SDL PVC DI	1	65.070	EA	65.07
MJTCAPLAUK	6X2 MJ C153 TAP CAP L/A	1	43.680	EA	43.68
FF202690IP7	6X2 IP DBL STRP SDL PVC DI	2	37.550	EA	75.10
DR18BPX	8 C900 DR18 PVC GJ BLUE PIPE	1200	10.130	FT	12156.00
SSLCE8	8 PVC WDG REST GLND *ONELOK	10	46.790	EA	467.90
SMJBGAS08	8 MJ BLT & GSKT PK	10	14.280	EA	142.80
MJTLAX	8 MJ C153 TEE L/A	1	147.280	EA	147.28
AFC2508MMLAOL	8 DI MJ RW OL GATE VLV L/A	1	1070.400	EA	1070.40
SPWPC8	8 SIGMA BELL REST F/ C900 *PVLOK	6	77.370	EA	464.22
FF202905IP4	8X1 IP DBL STRP SDL PVC DI	1	33.750	EA	33.75

MJTCAPLAXK	8X2 MJ C153 TAP CAP L/A	1	61.040	EA	61.04
FF202905IP7	8X2 IP DBL STRP SDL PVC DI	2	42.120	EA	84.24
MJSTLAXU	8X6 MJ C153 SWVL TEE L/A	1	141.680	EA	141.68
MJTLAXU	8X6 MJ C153 TEE L/A	1	122.080	EA	122.08
I461SW	2PC SC CI VLV BX 19-22 WTR	8	32.180	EA	257.44
EMC11182R	11X18 CI RDR LID	2	91.850	EA	183.70
CI1182500	11X18X12 MTR BX BDY BCF 2 MSH BLAC	2	66.920	EA	133.84
	ABOVE METER BOX AND LID				
	ARE COMMON FOR "TRAFFIC"				
	NEED TO POUR A COLLAR				
	AROUND IT				

Subtotal: \$29636.68
Inbound Freight: \$0.00
Tax: \$0.00
Order Total: \$29636.68

Quoted prices are based upon receipt of the total quantity for immediate shipment (48 hours). SHIPMENTS BEYOND 48 HOURS SHALL BE AT THE PRICE IN EFFECT AT TIME OF SHIPMENT UNLESS NOTED OTHERWISE. QUOTES FOR PRODUCTS SHIPPED FOR RESALE ARE NOT FIRM UNLESS NOTED OTHERWISE.

CONTACT YOUR SALES REPRESENTATIVE IMMEDIATELY FOR ASSISTANCE WITH DBE/MBE/WBE/SMALL BUSINESS REQUIREMENTS.

Seller not responsible for delays, lack of product or increase of pricing due to causes beyond our control, and/or based upon Local, State and Federal laws governing type of products that can be sold or put into commerce. This Quote is offered contingent upon the Buyer's acceptance of Seller's terms and conditions, which are incorporated by reference and found either following this document, or on the web at http://wolselxna.com/terms_conditionsSale.html. Govt Buyers: All items quoted are open market unless noted otherwise.

LEAD LAW WARNING: It is illegal to install products that are not "lead free" in accordance with US Federal or other applicable law in potable water systems anticipated for human consumption. Products with *NP in the description are NOT lead free and can only be installed in non-potable applications. Buyer is solely responsible for product selection.

Return to: City Clerk
City of Zephyrhills
5335 8th Street
Zephyrhills, FL 33542

Parcel ID: 31-25-22-0000-01600-0000

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this ____ day of _____, 2017 by **A Helping Rock, Inc. a Florida not for profit corporation**, with an address of, **12864 US Highway 301, Dade City, FL 33525**, hereinafter called "Grantor" to the **City of Zephyrhills Florida**, a municipal corporation, whose address is **5335 8th St., Zephyrhills, FL 33542**, hereinafter called "Grantee".

WITNESSETH:

That for and in consideration of the sum of One Dollars (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor agrees as follows:

Easement Description on Exhibit "A" upon Parcel 31-25-22-0000-01600-0000

The North 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 31, Township 25 South, Range 22 East, Pasco County, Florida; LESS the West 30 feet thereof.

1. Grantor does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee a non-exclusive permanent easement and right-of-way to install, construct, operate, maintain, repair, replace and remove pipes and mains constituting the water distribution system, gravity sewer collection system, lift stations & sewer force mains, stormwater drainage, and all other equipment and appurtenances as may be necessary or convenient for the operation of the water, sewer, and stormwater utility services (hereinafter referred to as "Utility Lines and Associated Equipment") over and upon the real property **described on Exhibit A attached hereto** (the "Easement Area"); together with rights of ingress and egress to access the Easement Area as necessary for the use and enjoyment of the easement herein granted. This easement is for water, and/or sewer, and/or stormwater utility services only and does not convey any right to install other utilities such as cable television service lines.

TO HAVE AND TO HOLD, unto Grantee, his successors and assigns for the purposes aforesaid. Said Grantor is lawfully seized of said land in fee simple and thereby has the authority to grant said easement.

The easement herein granted is subject to covenants, restrictions, easements, liens and encumbrances of record.

(a) Grantor reserves the right and privilege to use and occupy and to grant to others the right to use and occupy (i) the surface and air space over the Easement Area for any purpose which is consistent with the rights herein granted to Grantee; and (ii) subsurface of the Easement Area for other utility services or other purposes which do not interfere with the rights herein granted to Grantee, including, without limitation, the right to install, construct, operate, maintain, repair, replace and remove telecommunications, telephone, telegraph, electric, gas and drainage facilities and foundations, footing and/or anchors for surface improvements.

(b) All Utility Lines and Associated Equipment will be installed, operated and maintained at all times beneath the surface of the Easement Area provided that the same may

be temporarily exposed or removed to the surface when necessary or desirable for the purpose of repairing and/or replacing the same. Provided, however, that Associated Equipment that is customarily installed above ground may be installed above ground subject to the right of Grantor, consistent with good engineering practices to approve the location of such above ground installation in its reasonable discretion.

(c) The easement granted by this instrument may be relocated to a location acceptable to the Grantee at any time upon Grantor's request provided that Grantor bears the cost of relocating the water, sewer, and stormwater facilities located within the Easement area. At Grantor's request, and upon relocation of such lines at Grantor's expense, Grantee and Grantor shall execute an instrument in recordable form relocating the easement hereby granted to the new Easement Area designated by and in the title of the Grantor.

(d) Grantee shall exercise the easement rights conveyed herein in a manner which will not unreasonably interfere with use and occupancy of residential or commercial improvements constructed upon the adjacent property owned by Grantor.

2. (a) WATER SYSTEM - The Grantee shall maintain all water mains and other elements of the water distribution system up to and including the water meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any water lines between the water meter and the improvements served by the utility system.

(b) PUMP STATION & SEWER FORCE MAINS - Grantee, by acceptance of this Easement, hereby agrees to maintain the sewer force mains located within the Easement Area.

(c) GRAVITY SEWER SYSTEM - Grantee, by acceptance of this Easement, hereby agrees to maintain sewer force mains and gravity sewer lines located within the Easement Area. The Grantee's maintenance of gravity sewer lines shall extend "manhole to manhole", but shall not include a responsibility for maintenance of sewer service laterals; The Grantor or Grantor's successors and assigns shall be responsible for the maintenance of such sewer service laterals. Grantor hereby specifically indemnifies and holds Grantee harmless from and against costs and expenses associated with installation, maintenance, repair or replacement of sewer service laterals.

(d) REUSE SYSTEM - The Grantee shall maintain all reuse mains and other elements of the reuse distribution system up to and including the reuse meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any reuse lines between the reuse meter and the improvements served by the utility system.

3. After any installation, construction, repair, replacement or removal of any utility lines or equipment as to which easement rights are granted, Grantee shall refill any holes or trenches in a proper and workmanlike manner to the condition existing prior to such installation, construction, repair, replacement or removal, but Grantee shall not be responsible for restoration of sod, landscaping, planting, pavement or other surface improvements which are required to be removed in connection with installation, construction, repair, replacement or removal of utility lines or equipment. To the extent permitted by law, however, Grantee shall be responsible for damage to improvements that are caused by Grantee's negligence.

Return to: City Clerk
City of Zephyrhills
5335 8th Street
Zephyrhills, FL 33542

Parcel ID: 31-25-22-0000-01600-0000

4. This Grant of Easement shall inure to the benefit of and be binding of and be binding upon Grantee and its successors and assigns.

5. For the purposes of the terms and conditions of this Grant of Easement, "Grantor" means the owner from time to time of the Easement Area or any part thereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer and its corporate seals to be hereunto affixed as of the day and year first above written.

Signed, sealed and delivered
In the presence of:

Witness

By: _____
Its: _____

Print Name

Witness

Print Name

State of _____
County of _____

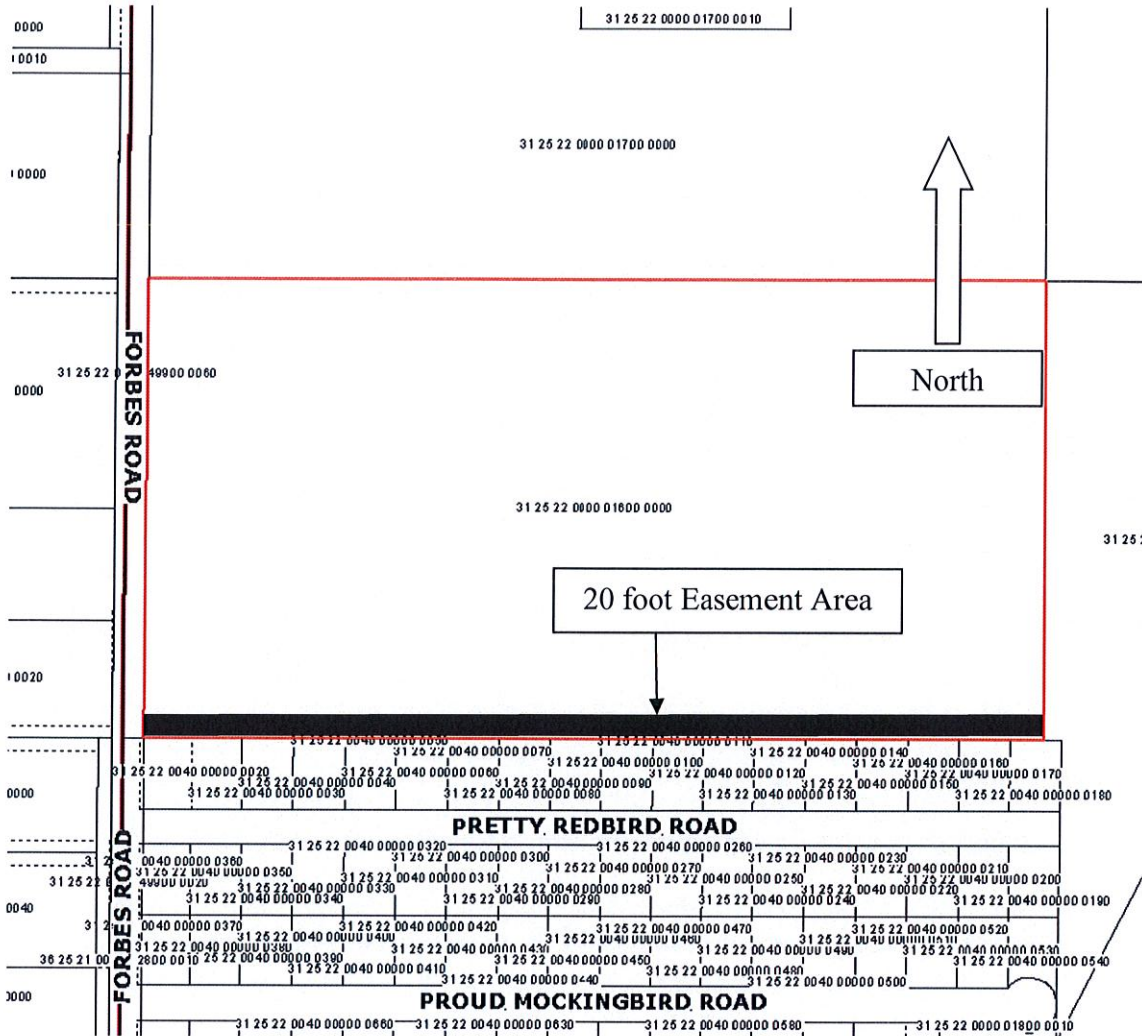
The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by _____ who is personally known to me or has produced _____ as identification.

Notary Public

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EXHIBIT "A"

Easement Description: Twenty (20) feet North of the Southerly property line as shown below



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